

Carver Board of Selectmen Meeting Minutes  
Carver Town Hall, 2<sup>nd</sup> Floor  
November 17, 2015 7:00pm

In Attendance: Vice Chairman Richard Ward, Alan Dunham, Sarah Hewins, Helen Marrone, Town Administrator Milanoski and Elaine Weston

Absent: Chairman Ronald Clarke

Vice Chairman Ward led the meeting.

Ward read the announcements led the Pledge of Allegiance and held a moment of silence for those whose lives were taken and for those wounded in the Paris attacks. Dunham led the community prayer. Ward reviewed the agenda.

**Public comment period:** Dan Forand in regards to his right to farm as well as other rights being violated.

Bill Duggan in regards to the vote at the previous meeting for the approval of funds for the school design to be approved. He feels the concrete work could be done during the winter.

**Applicants for the Tax Relief Study Committee:** Nancy Ryan & Madeline Joyce. Motion to approve the appointments by Marrone 2<sup>nd</sup> by Dunham. Vote 4-0.

**Tax Classification Hearing:** Ellen Blanchard, Town Assessor and Mike Paduch, Chairman of the Board of Assessors present. The Assessors have determined final values, classified all properties and reported this information to the Dept. of Revenue. The values set the parameters for the options the town may adopt. The Levy is the revenue the town raises through real and personal property taxes each fiscal year when it sets the tax rate. Property is split into four classes: Residential, Open Space, Commercial & Industrial.

Residential valuation: \$947,592,643 (81.24%)

Open Space: 0

Commercial valuation: \$89,631,077 (7.69%)

Industrial valuation: \$99,480,820 (8.53)

Paduch: The Board of Assessors would like to see the tax shift closer to 1, but is hard to do without a lot of big businesses. Our biggest business is Shaw's. A lot of smaller businesses in town are mostly family businesses. The recommendation this year is that the town keep the shift at 140% and not to adopt an open space discount, not to adopt a small commercial exemption and not to adopt a residential exemption.

Marrone questioned the impact on a small commercial exemption-Blanchard stated it is not public information but there are only 10 businesses that qualify for the exemption, there are about 100 small businesses. Dunham questioned that by adopting the 140%, it would make the tax rate 17.04% which would be consistent with the last several years. Hewins recommends that the Board adopt the Board of Assessors recommendations. Dunham prefers to vote on each separately.

*Chairman Ron Clarke arrived at 7:40pm.*

Motion to not adopt the Open Space Discount by Hewins, second by Dunahm. Vote 4-0.

Motion to not adopt the Small Commercial Exemption, by Dunham, second by Hewins. Vote 4-0.

Motion by Clarke not to adopt the Residential Exemption. Dunham recused himself from the vote. Second by Hewins. Vote 4-0.

Motion by Hewins to approve the Shift Tax Rate of 140%, second by Dunham. Vote 4-0.

#### **Town Meeting Articles-Recommendations:**

Article #1: Community Preservation Committee

TA stated that they are hoping to only need approx. \$1 million of these funds. Town Meeting cannot increase values of any article, only reduce.

Motion to approve by Hewins, Second by Dunham

Vote 4-0

Article #2: New Elementary School Project

Motion to approve by Ward, Second by Hewins

Vote 4-0

Article #3: Allocation of Funds From Free Cash

Motion to approve by Marrone, Second by Ward

Vote 4-0

Article #4: Solar Payments in Lieu of Tax Agreements

Motion to approve by Dunham, Second by Hewins

Ward recused himself from the vote

Vote 4-0

**Town Administrator Update:**

The Community Electricity Aggregation bids were done and the electricity supplier will begin in January 2016, for 24 months at the rate of \$0.0949 per kwh. In comparison, Eversource winter rates for this year are \$0.108 per kwh. Residents will be receiving something in the mail and will have the option to opt out with no penalty.

**Board of Selectmen Update:**

**Marrone:** Wished everyone a Happy Thanksgiving.

**Ward:** Dorine Merritt Scholarship Road Race was held on Saturday and was successful, the Edaville Festival of Lights begins this weekend. Wished everyone a nice Thanksgiving.

**Hewins:** Last day to register to vote is Friday, Nov. 20.

**Dunham:** Wished everyone a wonderful Thanksgiving and to remember the less fortunate and encouraged everyone to donate to the Food Pantry.

**Clarke:** Wished everyone a nice Thanksgiving. Carver Lyons Club will be having a fundraiser this Saturday at the Council on Aging for a psychic reading \$2 entry and \$20 for a reading.

**Update on Elementary School Project:** Ward stated the MSBA will be voting on the schematics as well as the budget and finances tomorrow.

**Class II Licenses:** Landmark Auto Sales & Charlie's Auto.

Hewins addressed the vehicles on display at Landmark Auto Sales on Main Street that are not approved on their license. The License states no display. There are pictures depicting a Used Cars flag as well as cars on display. The photos were taken in October. Clarke stated that he had not seen any cars when he drove by. Marrone stated she agrees with Hewins that cars are on display. Motion by Dunham: in order to have permit renewed for 2016 to change permit to read: All vehicles be placed out back, no display and removal of flag, second by Marrone. Vote 3-1.

Charlie's Auto: 25 Wenham Road. Marrone stated this has been an ongoing problem and the town has been extremely accommodating with time to clean up garbage around, and the town has several pieces of documentation on this and it doesn't appear that they are cooperating. This property has been identified as being a detriment to the neighborhood. Dunham suggested to have the property owner before the Board in December to address the issues that have been remediated and the issues that are still in violation. Marrone would also like to address them, but would like previous years' issues taken into account.

**Approval of 2016 Licenses:** Motion to approve all licenses contingent upon all taxes being paid in full and up to date, Landmark Auto Sales to be amended as previously voted and to not include Charlie's Auto Sales.

**Comprehensive Permit Fees:** Motion to approve by Dunham, second by Hewins. Marlene McCollem, Director of Planning did a survey on all surround towns and found these fees to be middle of the road of her results. Application fee: \$1,000, plus \$50 per proposed dwelling unit. Vote 4-0.

**Mass Housing Letter:** This letter was written by staff as a technical letter from the town. Motion to approve by Dunham, second by Marrone. Vote 4-0.

**Minutes; 11/3/15:** Motion to approve by Dunham, second by Hewins. Vote 4-0.

Motion to adjourn at 8:55pm at by Ward to Executive Session to discuss strategy with respect to collective bargaining negotiations with unions (Clerical, DPW, Dispatchers, PEC/IAC-Health Care, Police) and for non-union negotiations and with all non-union personnel not under contract, and strategy for litigation, and for purchase, exchange, sale, lease or value of real estate that may have a detrimental effect on the bargaining position of the town if held in open session, and to reconvene in open session, second by Hewins. Roll Call affirmative: Dunham, Hewins, Ward, Marrone & Clarke.

Motion to adjourn at 9:30 pm by Dunham, 2<sup>nd</sup> by Ward. Vote 4-0.